

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0108

**Development description:** construction of extension to stables to form storage building with rooflights and log store

**Site address:** Lowdales Cottage, Lowdales Lane, Hackness, Scarborough

**Parish:** Hackness

**Case officer:** Miss Emily Jackson

**Applicant:** Mr & Mrs N & L Burrin

Lowdales Cottage, Lowdales Lane, Hackness, Scarborough, North Yorkshire, YO13 0JU

**Agent:** BHD Design Ltd

fao:Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB, United Kingdom

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	UOR03	The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to overnight accommodation or permanent residential accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4	GPMT03	All new external materials used in the development hereby permitted

Document title

		shall match that of the existing building including the colour and texture and finish and where these include stone and/or brick, the method of coursing and pointing in the local tradition.
5	GPMT14	The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity.
6	GPMT20	External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.
7	GPMT24	All rainwater and foul water goods shall be painted cast iron in black or a colour to be agreed in writing by the Local Planning Authority and thereafter be so maintained in that condition in perpetuity.
8	GPMT23	The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.

#### **Reason(s) for condition(s)**

<b>Reason number</b>	<b>Reason code</b>	<b>Reason text</b>
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3	RSN UOR03	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4	RSN GPMT01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5-8	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the

		character of the locality and that the special qualities of the National Park are safeguarded.
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**Consultation responses**

**Parish**

None

**Third party responses**

None Received

**Publicity expiry**

Advertisement/site notice expiry date – 07<sup>th</sup> April 2023

**Photograph showing existing western elevation of stable building (photograph courtesy of agent)**



**Photograph looking into the site from southeast; existing stable building seen to right.**



## Background

Lowdales Cottage is a Grade II Listed Building located northwest of Hackness. The site is set in substantial grounds and comprises the much-altered listed stone and pantile cottage, adjoining studio and garden store, and detached stable building.

The property itself has an extensive planning history, however, the most relevant permissions for this application are for the construction of a single storey stone and pantile stable building located 25 metres northeast of the property granted on appeal in 2008 following a recommendation for refusal for a larger scheme in 2007; and the construction of a stone and pantile detached double garage in 2009, which following permission in 2020, is now attached to the property by link and has been part converted into additional living accommodation.

This application seeks permission to extend the stable building to create additional storage space on the north-eastern elevation. The extension would be single storey and constructed of stone and pantile to match the existing building and once constructed, would form an 'L' shape alongside the existing building. The extension would feature two conservation style roof lights, two single glazed panels and timber double doors. In addition to the extension, a modest size timber log store would be constructed on the northern elevation of the extension.

The extension would measure 4.2m in width and 8.2m in length with a height of 4.2m to match the existing building, meanwhile the log store element would measure 1.4m in height, 6m in length and 0.6m in width.

## **Main issues**

### **Local Plan**

The most relevant policy contained within the North York Moors National Park Authority Local Plan 2020 to consider with this application are Strategic Policy C (Design), Strategic Policy I (Historic Environment) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the national park by considering appropriate siting, orientation, layout and density of proposals in addition to appropriate scale, height and massing and form. Proposals should utilise good quality materials and be of a high-quality, sustainable design that reflects and complements the architectural character and form of the original building and/or that of the local vernacular.

Strategic Policy I seeks that at all development affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through conservation and, where appropriate enhancement of the historic environment. Development should conserve heritage assets and their settings in a manner appropriate to their significance, particularly assets that contribute to the wider historic landscape and legacy of the park; archaeological sites and monuments; and, the vernacular building styles, materials, form and layout of the historic environment, including conservation areas.

Policy CO17 seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park. Development will only be permitted where: the scale, height, form, position and design of new development do not detract from the character and form of the original dwelling and its setting; the development does not adversely affect the amenity for the existing and neighbouring occupiers; and that the development reflects the principles of the Authority's design guide. In the case of outbuildings, the outbuilding should be required for purposes incidental to the residential use of the main dwelling, be proportionate in size and subservient to the main dwelling and be located in close proximity to existing buildings. In the case of the change of use of existing outbuildings, it should be demonstrated that that it is unlikely the changer of use would lead to future proposals for additional outbuildings to replace the existing use.

### **Material Considerations**

The scale of the proposed development would be appropriate, ensuring the stable building remains subservient to the main dwelling. The extension would be located partially set into a sloping bank which rises to a reasonably well screened hedged boundary to the east, reducing visual impact. The property is not located within a Conservation Area and the proposal is unlikely to have any impact on neighbouring amenity.

At present, the stable building is used to store garden equipment due to a lack of storage space on the site, and therefore, the introduction of an extension would provide additional storage space and allow the existing stable building to be used for stabling.

Whilst consideration should have been given for the loss of storage space as a result of the conversion of the property's double garage into habitable accommodation in 2020, due to the modest size and appropriate location of the proposal, it is not considered that the proposal would have a detrimental impact on the setting of the Listed Building nor on the wider landscape of the National Park.

The proposed extension would be constructed of appropriate and traditional materials to match that of the existing stable block and listed building. However, for the avoidance of doubt, conditions have been applied for the materials and fenestration to match that of the existing stable building, including reveals to match.

### **Conclusion**

For the reasons outlined above, the proposal meets the aims of Strategic Policy C, Strategic Policy I, and Policy CO17 of the NYMNPA Local Plan 2020, and as such, approval is recommended.

### **Pre-commencement conditions**

N/A

### **Explanation of how the Authority has worked positively with the applicant/agent**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.